

**South Harrison Township  
Planning/Zoning Board of Adjustment  
August 10, 2015**

The South Harrison Township Planning/Zoning Board of Adjustment held a regular meeting on August 10, 2015 at 7:00 p.m. in the South Harrison Township Municipal Building.

The meeting was called to order by Joseph Marino, Board Chair and led those present in the Pledge of Allegiance to the Flag.

Requirements of the "Open Public Meetings Act" were met.

**Roll Call:** James McCall – present, Mary Howard – absent, Thomas Sorbello – absent, Heather Brown – present, Joseph Marino – present, Melvin Robertson – present, Joseph Wille – present, Stephen Galati – absent, Ronald Ambruster – absent, David Wade – present, John Maybrook - absent, Gary Thompson, Solicitor – present, Steven Bach – Board Engineer – present, Candace Kanapluie – Township Planner – present, Celeste Keen, Secretary – present.

**Minutes:**

Motion to approve the regular meeting minutes of June 8, 2015 was made by Melvin Robertson, second by James McCall. **Motion carried.**

**Old Business:**

**Resolution R-15-12**

**Resolution Denying an Amendment to Resolution R-11-05  
RE: National Energy Partners, LLC  
Application No. 004-292-10**

Motion to adopt Resolution R-15-12 was made by David Wade, second by Heather Brown.

**Roll Call:** James McCall – abstain, Mary Howard – absent, Thomas Sorbello – absent, Heather Brown – yes, Joseph Marino – yes, Melvin Robertson – yes, Joseph Wille – abstain, Stephen Galati – absent, Ronald Ambruster – absent, David Wade – yes, John Maybrook – absent  
**R.C.V.:** 4 – yes', 0 – no's, 2 – abstentions. **Motion carried.**

**New Business:**

**Haines, Lawrence & Carmel  
005-180-15  
Minor Subdivision**

Lawrence Haines of 196 Porches Mill Road appeared before the Board and was sworn to give testimony.

Mr. Bach and Ms. Kanapluie were sworn to give testimony. Ms. Kanapluie read through the completeness portion of the Bach review letter dated July 31, 2015. Items 1 and 2 have been addressed; item 3 through 6 have been waived as no new construction is being proposed.

Motion to deem this application complete was made by Joseph Wille, second by Melvin Robertson. **Motion carried.**

Mr. Haines offered no additional comments.

Mr. Thompson advised Mr. Haines that without a bulk variance for the second structure, if significant damage comes to the building, would not be permitted to be rebuilt in its current location.

Ms. Kanapue reviewed the remainder of the Bach letter dated July 31, 2015. Mr. Haines agreed to all statements and conditions contained in the letter.

**Open Meeting to the Public:**

Motion to open the meeting to the public on this matter only was made by James McCall, second by David Wade. **Motion carried.**

Joseph Pino of 1704 Kings Highway in Swedesboro and Joan Pino Talbot of 206 Porches Mill Road appeared before the Board and were sworn to give testimony. Mr. Pino questioned the legal ability via state law to have two (2) dwellings on a single property. The Boards Professionals all agreed that they have no knowledge of such a law.

Ms. Pino Talbot stated that she was displeased with the location of the proposed lot as she has lived in her home for approximately 40 years and she will miss having the field as her view. Mr. Marino sympathized with Ms. Pino Talbot but explained that Mr. Haines has not requested any variances and therefore is able to subdivide his property in this way.

**Close Meeting to the Public:**

Motion to close the meeting to the public on this matter only was made by James McCall, second by David Wade. **Motion carried.**

Motion to approve the minor subdivision subject to all of the conditions of approval was made by James McCall, second by Joseph Wille.

**Roll Call:** James McCall – yes, Mary Howard – absent, Thomas Sorbello – absent, Heather Brown – yes, Joseph Marino – yes, Melvin Robertson – yes, Joseph Wille – yes, Stephen Galati – absent, Ronald Ambruster – absent, David Wade – yes, John Maybrook – absent

**R.C.V.: 6 – yes, 0 – no's, 0 – abstentions. Motion carried.**

**Open Meeting to the Public:**

Motion to open the meeting to the public was made by Joseph Wille, second by David Wade. **Motion carried.**

No public present.

**Close Meeting to the Public:**

Motion to close the meeting to the public was made by Joseph Wille, second by David Wade. **Motion carried.**

**Payment of the Bills:**

Motion to approve payment of the bills was made by Heather Brown, second by David Wade.

**Roll Call:** James McCall – yes, Mary Howard – absent, Thomas Sorbello – absent, Heather Brown – yes, Joseph Marino – yes, Melvin Robertson – yes, Joseph Wille – yes, Stephen Galati – absent, Ronald Ambruster – absent, David Wade – yes, John Maybrook – absent

**R.C.V.: 6 – yes, 0 – no's, 0 – abstentions. Motion carried.**

Ms. Kanaplue advised that Bach Associates has received a letter from R. Hoff, attorney for the Frank Rizzi Estate, regarding the property on Monroeville Road. Bach together with the Township Committee is coordinating a new fair share ordinance to include the Rizzi property.

Ms. Kanaplue and Mr. Bach advised the Board of the most recent Fair Share Housing requirement updates.

Mr. Marino advised that currently in the Township Ordinance flag poles require a variance. Mayor McCall requested that the Board Secretary advise the Township Clerk to have this on the August 12, 2015 Township Committee meeting agenda.

**Adjournment:**

Motion to adjourn was made by James McCall, second by David Wade. **Motion carried.**

Respectfully submitted,

Celeste Keen  
Board Secretary

Information

ONLY